



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN PLANNING COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**January 21, 2014
6:00 PM**

Planning Commissioners

Lisa Worthington, Chair
Roger Luebke
Matt Spokely
Fred Vitas
Nick Willick

City Staff

Will Wong, Community Development Director
Reg Murray, Senior Planner
Lance Lowe, Associate Planner

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. APPROVAL OF MINUTES**

None

- IV. PUBLIC COMMENT**

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

- V. PUBLIC HEARING**

- A. USE PERMIT – 13395 NEW AIRPORT ROAD (STRIKE ZONE ATHLETICS)**
– File # UP 13-02. The applicant requests approval of a Use Permit to operate an Indoor Baseball/Softball training center to be located at 13395 New Airport Road.
- B. GENERAL PLAN AMENDMENT – 2013 HOUSING ELEMENT UPDATE.**
The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

VI. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Planning Commission Meetings
- C. Reports

VII. PLANNING COMMISSION REPORTS

The purpose of these reports is to provide a forum for Planning Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

VIII. FUTURE PLANNING COMMISSION AGENDA ITEMS

Planning Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

IX. ADJOURNMENT

Thank you for attending the meeting. The Planning Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chairman, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Planning Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: January 21, 2014

Prepared by: Lance E. Lowe, AICP, Associate Planner

**ITEM NO.
V-A**

**ITEM V-A: USE PERMIT – 13395 NEW AIRPORT ROAD (STRIKE ZONE
ATHLETICS) – File # UP 13-02.**

REQUEST: The applicant requests approval of a Use Permit to operate an Indoor Baseball/Softball training center to be located at 13395 New Airport Road.

RECOMMENDED MOTION (APPROVAL):

That the Planning Commission take the following action:

A. Adopt Resolution No. 13-20 (**Exhibit A**) to approve the Use Permit for an Indoor Baseball/Softball training center, as presented, or as amended by the Planning Commission, which includes the following actions:

1. Adoption of a Categorical Exemption, prepared for the Use Permit as the appropriate level of environmental review in accordance with the California Environmental Quality Act (CEQA) and Guidelines;
2. Adoption of Findings of Fact for approval of the Use Permit as presented in the Staff Report; and,
3. Approval of the Use Permit in accordance with the Conditions of Approval as presented in the Staff Report.

ALTERNATIVE MOTION (DENIAL):

B. Direct staff to amend Resolution No. 13-20 for denial of the Use Permit, based upon substantial evidence presented at the public hearing, and provide it for Planning Commission consideration at the next available Planning Commission meeting.

BACKGROUND:

Applicant: Matthew Baughman; 3799 Sylvia Lane, Auburn, CA 95603; (530) 852-2036;

Owner: Auburn Industrial Park #1 LP; 5440 Morehouse Drive, Suite 4000; San Diego, CA 92121.

Location: 13395 New Airport Road (**Attachments 1 – 3**)

Assessor's Parcel Number: Portion of 052-010-024

Building Size: ± 62,352 square feet

Project Site:

General Plan: Industrial (COMM)
Zoning: Airport Industrial Design Control (AI-DC) District
Existing Land Use: Industrial Building(s)

Surrounding Land Uses:

North:	Industrial/Office	South:	Industrial/Office
East:	Industrial/Office	West:	Industrial/Office

Surrounding Zone Districts:

North:	AI-DC	South:	AI-DC
East:	AI-DC	West:	AI-DC

BACKGROUND:

The Airport Industrial-Design Control (AI-DC) Zone permits Recreation-oriented facilities in accordance with Section 159.043 (C) of the Auburn Zoning Ordinance.

On April 21, 2009, the Planning Commission determined that Recreation-oriented facility uses, consistent with those uses specifically listed as conditionally compatible uses (i.e. Athletic fields, Gymnasiums and similar type of facilities, Indoor stake parks and similar type of arenas, shooting ranges and tennis courts) with the Airport Land Use Compatibility Plan, require a Use Permit.

PROJECT DESCRIPTION/ANALYSIS:

The applicant, d.b.a *Strike Zone Athletics* is proposing to lease approximately 8,880 square feet of an existing 62,352 square foot building for an Indoor Baseball/Softball Training Center, located at 13395 New Airport Road.

The applicant proposes private baseball/softball training/instruction at the Training Center. Training/instruction requires reservation in advance and will last for approximately 30 to 60 minutes. The Training Center will include five to six individual tunnel/batting cages with pitching machine, bleachers and various miscellaneous spaces primarily consisting of office/retail/lounge/lobby/hallways and bathrooms.

No coin operated batting cages or video games are proposed at the facility.

Hours of operation are proposed from 3:00 pm to 8:00-9:00 pm Wednesday through Friday; and from 9:00-10:00 am to 6:00-7:00 pm during the weekend. January through June is considered the period of peak use with approximately 30 persons (athletes) per day anticipated; during July through December approximately 5-10 persons are anticipated daily.

Periodic clinics will also be held at the facility. These will consist of five to fifteen athletes for a two hour training/instruction period on weeknights between 5:00-7:00 pm. During the startup period, the facility will be operated by the Strike Zone Athletics four partners. In the future, up to four employees may also be hired.

Parking – The parking spaces provided on site exceeds the City's parking standards. According to the site plan, the parking capacity on site is 246 spaces (1 parking space per 253 square feet). The proposed use will share the parking lot with Knee Deep Brewery, with the remaining tenant space being vacant. Based upon the project description and anticipated parking demands by the applicant, staff does not anticipate that there will be any parking capacity or circulation issues relating to the proposed use (**Attachment 7 – Strike Zone Athletics Project Description**).

Airport Land Use Compatibility – With respect to compatibility with the Airport Land Use Plan, the project was forwarded to the Placer County Transportation Planning Agency (PCTPA) for staff review. In accordance with the Land Use Compatibility Plan, the ALUC considers Height, Noise & Safety. The ALUC staff has determined that the proposed Indoor Baseball/Softball training use is compatible with the Auburn Airport Land Use Compatibility Plan Noise and Height provisions.

Safety considerations (i.e. number of persons per acre including sensitive populations ((i.e. children)) would be satisfied provided the applicant complies with the following conditions (**Attachment 8 – Airport Land Use Commission Compatibility Determination**):

1. The maximum number of people permitted at the Training Center at any single point in time does not exceed 25 people; and,
2. Children under 18 years of age are not allowed to use the Training Center unless accompanied and/or supervised by an adult who is at least 18 years of age.

Condition of Approval No. A-6 requires that a sub-lease agreement be ratified by the City Council prior to issuance of a Business License.

Standard Building and Fire Department Conditions have also been imposed in accordance with Conditions No. B-1 & B-2.

Placer County Conditions of Approval No. C-1 requires the applicant to obtain any permits and pay the requisite fees to the Placer County Environmental Engineering (sewer) and Health Departments prior to the issuance of a Certificate of Occupancy.

Standard Public Works and Fire Department Conditions have also been imposed.

It is staff's opinion that the findings for approval of the Use Permit can be made in the affirmative. Specifically, that the proposed Use permit will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements. Staff therefore recommends approval of the applicant's request.

ENVIRONMENTAL DETERMINATION:

The Auburn Community Development Department reviewed the request pursuant to the California Environmental Quality Act (CEQA) and found it to be Categorical Exempt pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines.

ATTACHMENTS:

- Attachment 1** – Vicinity Map
- Attachment 2** – Aerial Photograph
- Attachment 3** – Enlarged Aerial Photograph
- Attachment 4** – Building Floor Plan
- Attachment 5** – Enlarged Building Floor Plan
- Attachment 6** – Strike Zone Athletics Building Layout
- Attachment 7** – Strike Zone Athletics Project Description
- Attachment 8** – Placer County Airport Land Use Commission Consistency Determination dated December 19, 2013
- Attachment 9** – Site Photographs

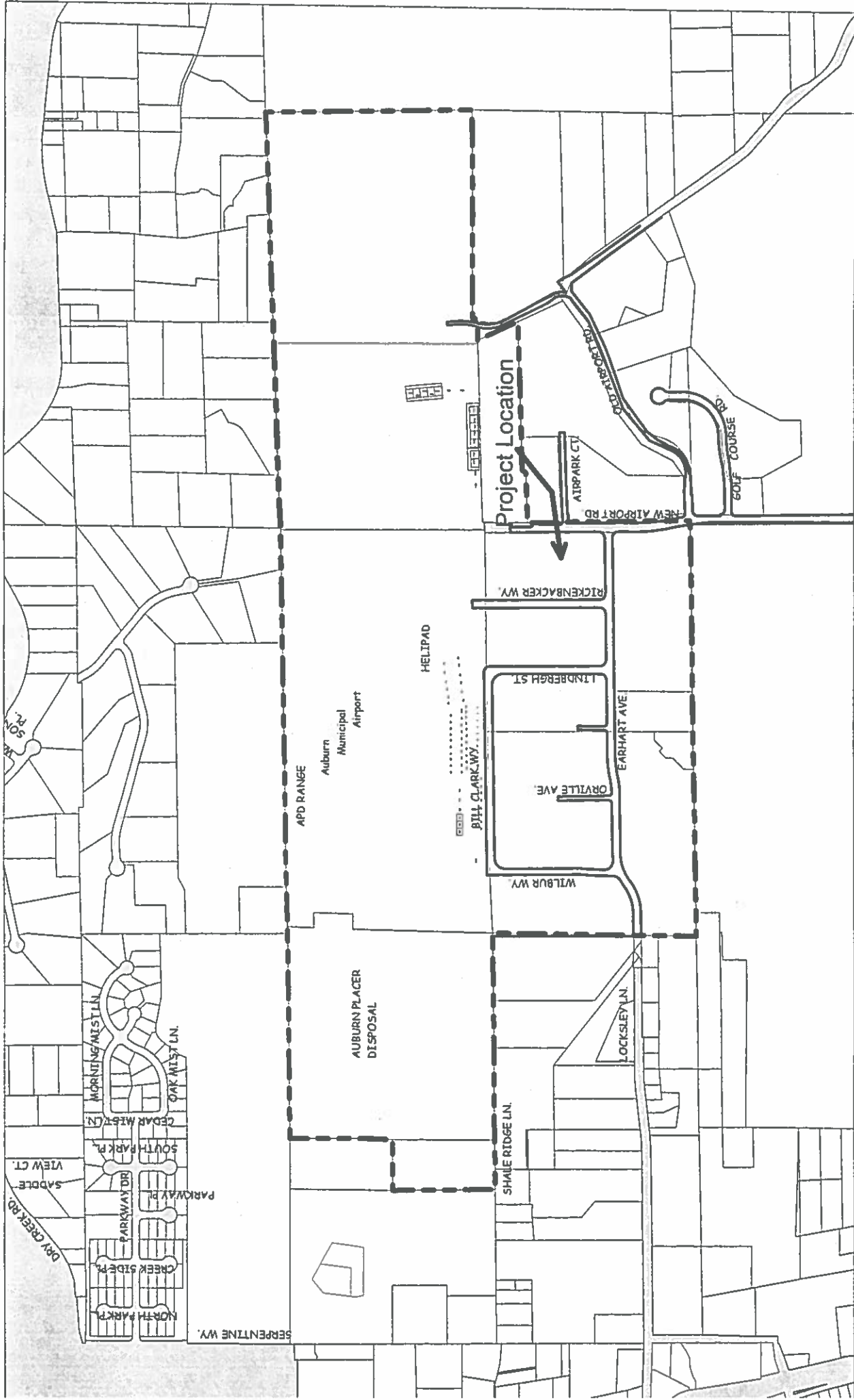
EXHIBIT:

- Exhibit A** – Planning Commission Resolution No. 13-20 with Findings and Conditions

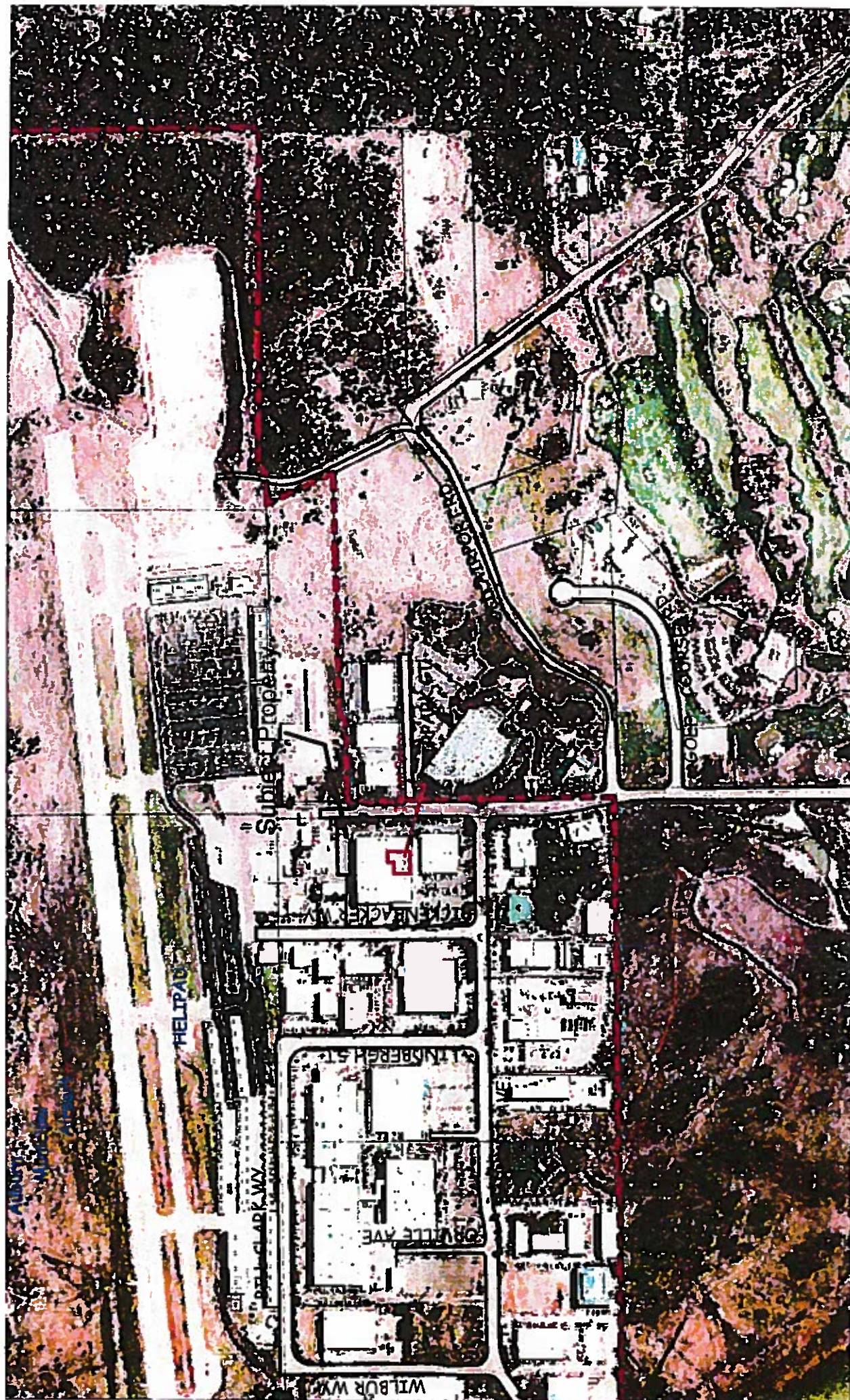


ATTACHMENTS

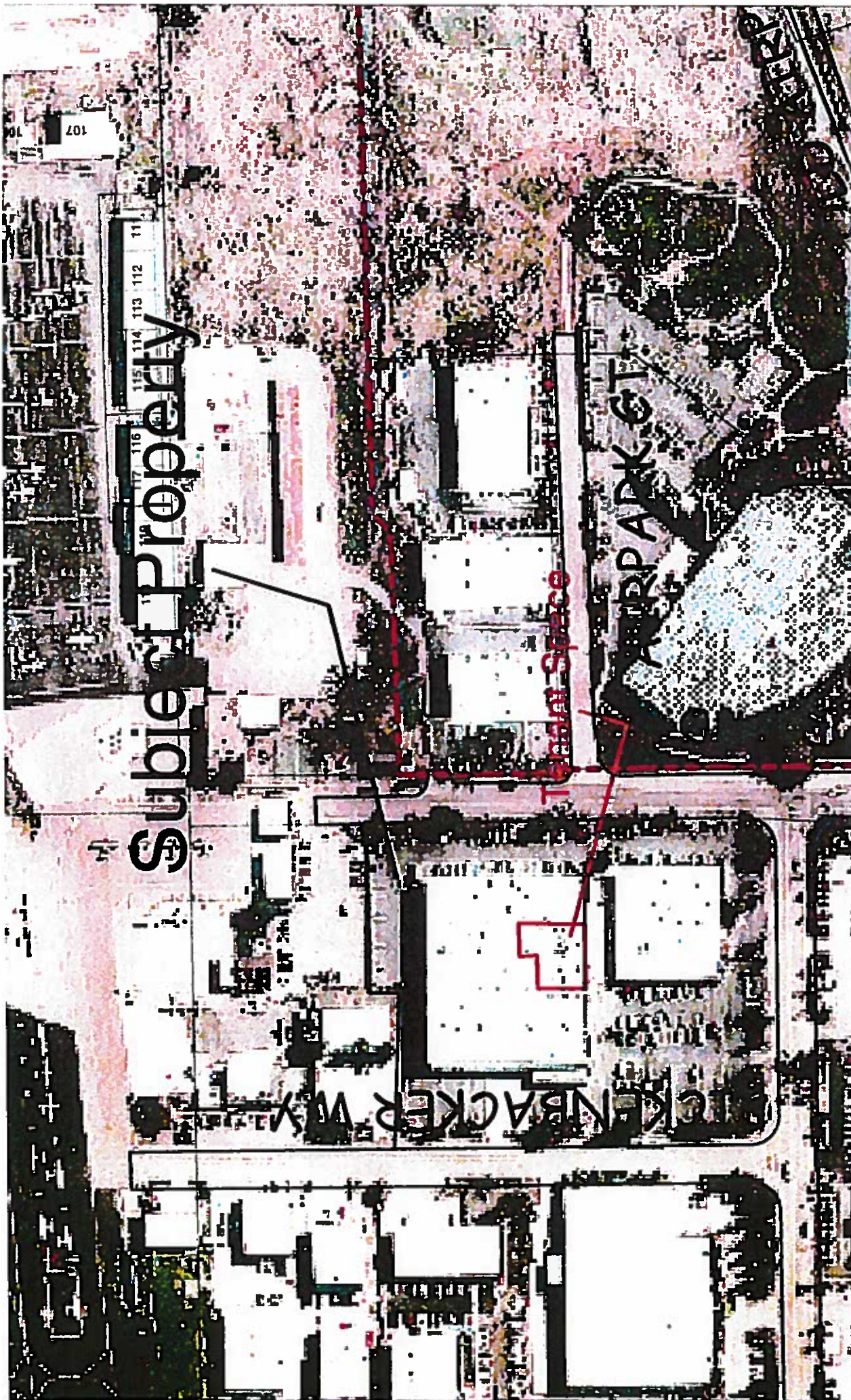
13395 New Airport Road



ATTACHMENT 1



ATTACHMENT 2



Subject Property

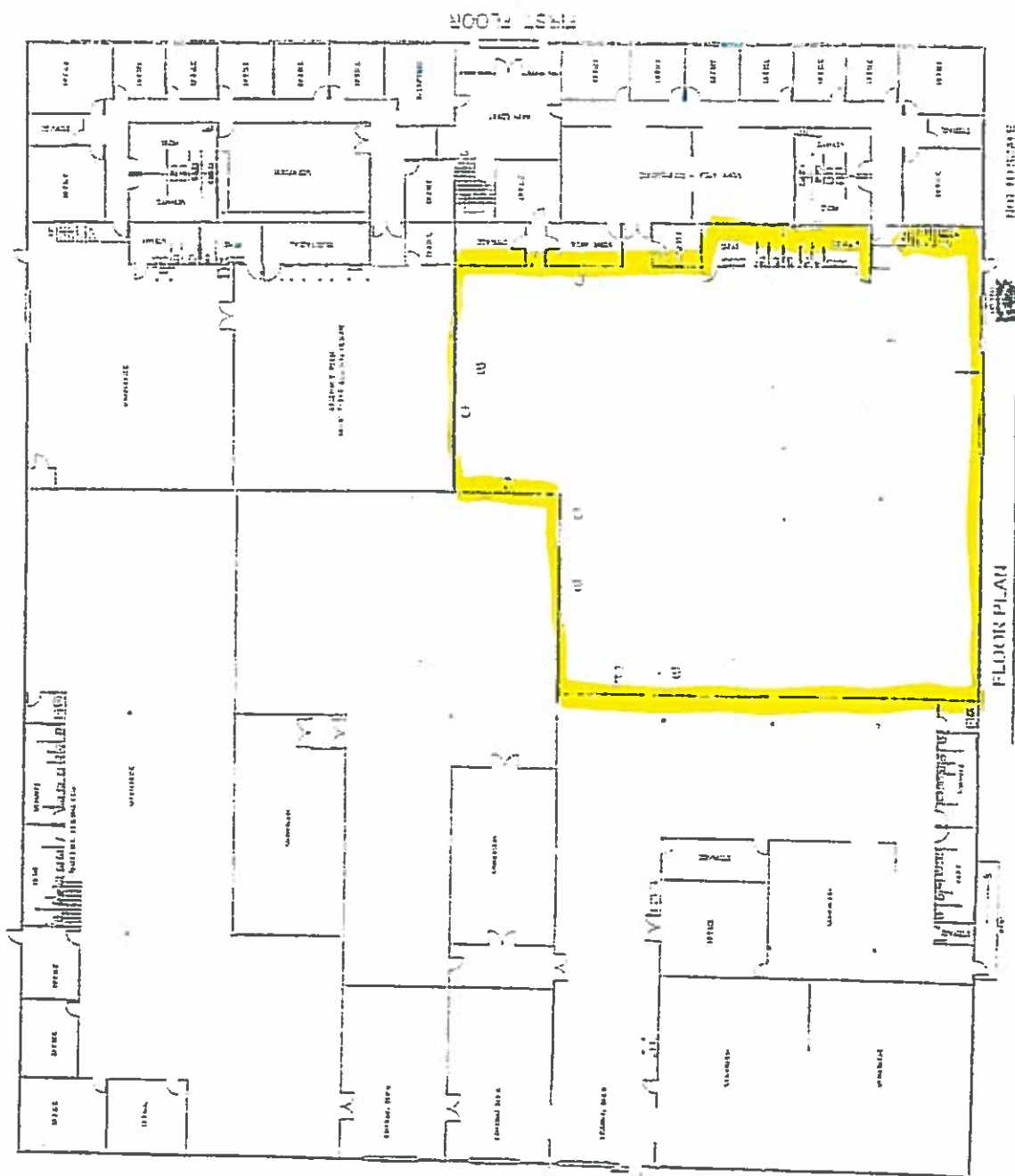
Tenant Space

2

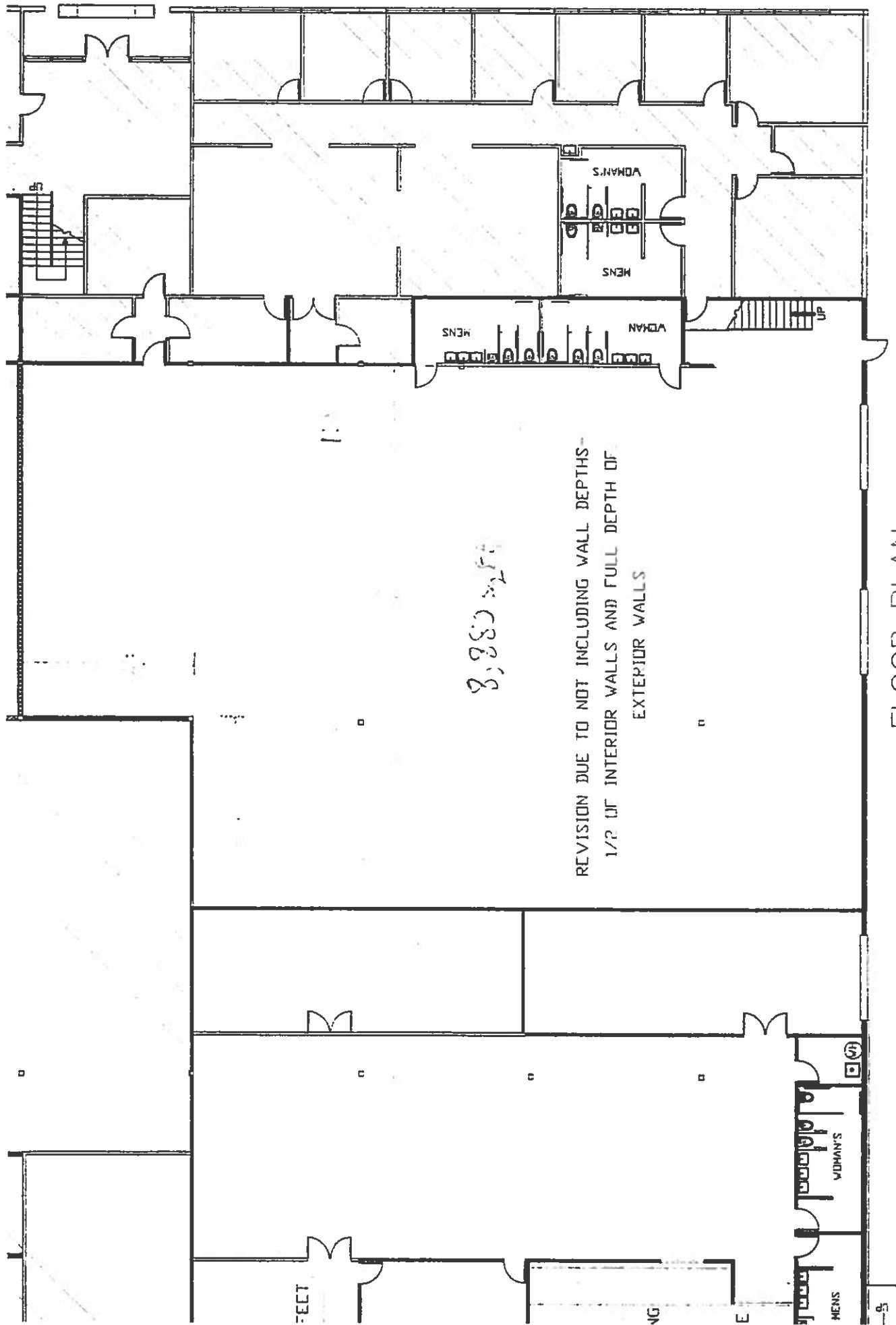


ATTACHMENT 3

Remove windows and doors, from the room to collect in. Again, before walls, from the room to collect in. Remove windows and doors, from the room to collect in. Install 10 outside storm doors of the same. Connect ceiling wall.



7. INDEX



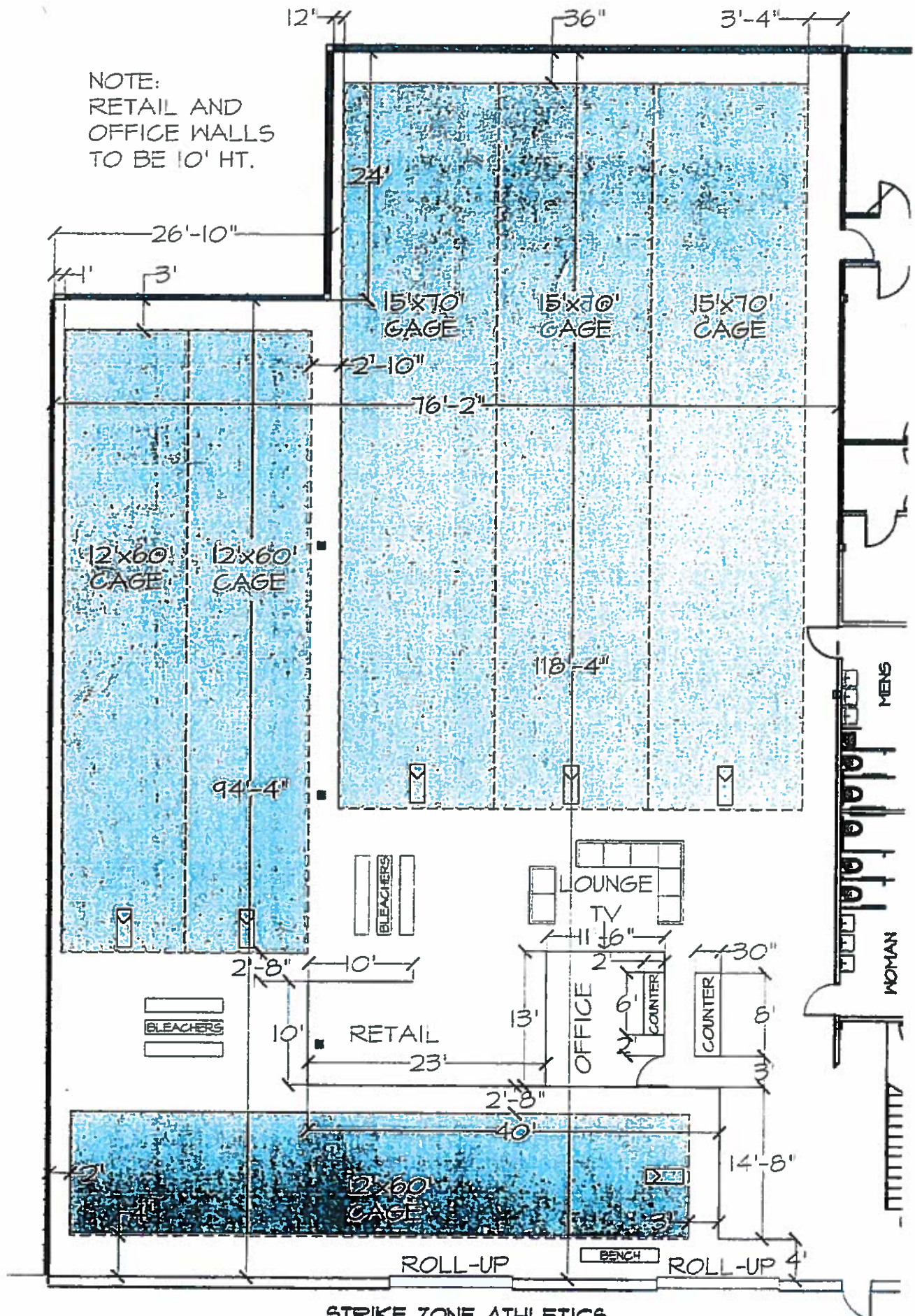
FLOOR PLAN

ATTACHMENT 5

13395 NEW AIRPORT ROAD, AUBURN CA 95603

NOV. 15 2013

NOTE:
RETAIL AND
OFFICE WALLS
TO BE 10' HT.



STRIKE ZONE ATHLETICS

13395 NEW AIRPORT ROAD, AUBURN CA 95602

DEC. 2 2013

ATTACHMENT 6

Scale: 1/4" = 1'-0"

11-15-2013

**Strike Zone Athletics
Indoor Training Center
Use Permit**

Location: 13395 New Airport Rd. Auburn, CA 95602

Type of Business: Indoor Baseball/Softball training center. Focusing on high level instruction provided by qualified trainers.

Hours of Operation:	Mon	Closed
	Tuesday	Closed
	Wed	3pm to 8pm
	Thursday	3pm to 8pm
	Friday	3pm to 9pm
	Sat	9am to 7pm
	Sun	10am to 6pm

Employees: During the startup period we do not plan to have employees. There are 4 partners listed on the DBA. We plan to share the duties required to run Strike Zone Athletics. In the future we anticipate hiring up to 4 employees. One to two after the first year.

Sub Contractor's Most of our trainers will be college level instructors and will teach private hourly lessons for a contracted fee. We will also have retired professionals as well as previous Olympic athletes.

Interior Space: Consists of total of 8,880 sq ft. The training space will be 8,420 sq ft, and the bathrooms are 230 sq ft each. There are NO separate rooms. Only one open space with two ADA compliant bathrooms. Ceiling height is approx. 48 feet. Our service counter will be near the entrance to Strike Zone. You will check in and pay for your instruction upon entry. We will have 5 to 6 individual tunnel/cages approx. 12' X 70'. Each tunnel will have a synthetic turf base and be enclosed by heavy gauge nets. Each tunnel will be outfitted with an Atec Pro pitching machine. They will all be operated manually by an instructor.

Persons per day: During the months of January thru June we anticipate approximately 30 people per day thru our facility. After June this number should drop to about 5 to 10 per day until late December. We anticipate being closed Monday thru Wednesday after June 30th. CLINIC's...We will host several baseball/softball clinics. These will be held on weeknights between 5 to 7pm. A clinic will consist of 5 to 15 athletes for a 2 hour period.

Parking: Because of our limited hours and the fact most athletes will reserve 30 to 60 minutes of instruction time our parking needs are minimal. We will require between 10 to 15 spaces at peak hours of operation. If a clinic is hosted it will be on the weekend and will require approximately 15 spaces.

Demographic We hope to provide service to athletes from Auburn, Grass Valley, Penn Valley, Colfax, Bear River, Forest Hill and all surrounding foothill communities. Because of the high cost of our training we are limiting ourselves to the more serious athletes.

Summary: Strike Zone Athletics will provide private instruction to all levels of baseball and softball players. There will be NO coin operated batting cages. NO video games. Each hour of tunnel or cage time will be reserved in advance with or without a private instructor. Our busiest times or hours of operation will be during cold months and or all of the rainy season. During summer months we will cater to College athletes on break and adult softball leagues.

Pricing: 30 minute tunnel/cage rental \$25.00 with instructor \$40.00
60 minute tunnel/cage rental \$45.00 with instructor \$75.00
120 minute tunnel/cage rental \$80.00 with instructor \$135.00

Matthew Baughman

Dr. Kevin Hill

Mona Baughman

Kerie Hill

530-852-2036

530-210-9798

REQUEST FOR STAFF REVIEW

**PLACER COUNTY AIRPORT LAND
USE COMMISSION (ALUC)**

299 Nevada Street
Auburn, CA 95603
Phone: 530.823.4030
Fax: 530.823.4036

Date Received: December 19, 2013

Received From: City of Auburn
Community Development Department

Airport Name: Auburn Municipal Airport

ALUC Case No.: 2013/2014 -- 8

Project Title: Strike Zone Athletics Use Permit

Project Description:

Applicant is proposing to lease approximately 8,880 square feet of an existing 62,352 square foot building for an Indoor Baseball/Softball Training Center, located at 13395 New Airport Road (APN: 052-010-024-000). Total project site is approximately six acres, with a total of 78,852 square feet allocated between two buildings.

Applicant proposes private baseball/softball training/instruction at the Training Center. Training/instruction requires reservation in advance and will last for approximately 30 to 60 minutes. The Training Center will include five to six individual tunnel/batting cages with pitching machine, bleachers and various miscellaneous spaces primarily consisting of office/retail/lounge/lobby/hallways/bathrooms. No coin operated batting cages or video games are proposed at the facility. Hours of operation are proposed from 3:00 pm to 8:00-9:00 pm Wednesday through Friday; and from 9:00-10:00 am to 6:00-7:00 pm during the weekend. January through June is considered the period of peak use with approximately 30 persons (athletes) per day anticipated; during July through December approximately 5-10 persons are anticipated daily. Periodic clinics will also be held at the facility. These will consist of five to 15 athletes for a two hour training/instruction period on weeknights between 5:00-7:00 pm. During the startup period, the facility will be operated by the Strike Zone Athletics four partners; in the future up to four employees will also be hired.

Application for: ☐ Rezone ☐ General/Community Plan Amendment ☒ Other

Background

On December 19, 2013, PCTPA received from the City of Auburn Community Development Department a proposed Use Permit project application for Strike Zone Athletics Indoor Baseball/Softball Training Center to be located at 13395 New Airport Road.

This consistency determination was prepared without the \$35.00 filing fee in order to facilitate the applicant's proposal and the City of Auburn review processes. If any of the assumptions made in this consistency determination are not accurate, City of Auburn will have to delay action on the Use Permit for clarification. In addition, the \$35.00 filing fee must be provided.

ALUC Staff Comments

The Placer County Airport Land Use Compatibility Plan (Airport Compatibility Plan) illustrates that parcel APN: 052-010-024-000 is in the Auburn Municipal Airport's influence area boundary (see attached map)¹.

Two Compatibility Zones – B2 and C1 - (Figure 3A and Compatibility Zone Boundary descriptions – page 3-2) bisect the six acre project site. Strike Zone Athletics is located in Zone C1.

- Compatibility Zone C1 – The Extended Approach/Departure Corridor – covers locations beneath the predominately-used south-side traffic pattern. The zone is affected by moderate degrees of both noise and risk.

Primary Compatibility Criteria (Table 2A – page 2-16) summarizes maximum density/use intensity, prohibited uses, and other development conditions, including the following requirements for the project site:

- An airspace review for any objects greater than 70 feet tall; and
- An Airport Impact Disclosure Notice (deed notice).

Appendix D provides Compatibility Guidelines for Specific Land Uses. Appendix D does not clearly indicate whether Strike Zone Athletics proposed Indoor Baseball/Softball Training Center is a recreation or commercial use. The draft 2013 ALUCP identifies the proposal as an indoor recreation use. Indoor recreation uses are considered potentially compatible in the C1 Zone subject to conditions that intensity criteria are met and that the use is not primarily intended for children.

The ALUCP has no authority over approved development or existing buildings regardless of whether the uses are compatible with airport activities. This limitation over existing land uses applies only to the extent that the use remains constant. Proposals requiring City of Auburn discretionary review (such as expanding a use, converting to a different use, variances, or redevelopment) triggers ALUCP consistency determination by the ALUC.

The ALUCP requires that an ALUC consistency determination be completed on a proposed project before local agency approval.

ALUC Staff Evaluation

1. Noise. The project is located on the border of the 60 CNEL/55 CNEL noise contour. The Training Center's baseball/softball instructional activities should be able to be carried out with essentially no interference from aircraft-related noise.

The proposal is consistent with Airport Compatibility Plan noise provisions.

2. Safety. The project is located in Compatibility Zone C1. The Primary Compatibility Criteria for Zone C1 indicates that nonresidential uses are limited to no more than 75 people per acre on average and 150 people maximum per any single acre and include all people (i.e., employees,

¹ See PCTPA's web site (www.pctpa.net) for more on the Airport Compatibility Plan.

customers, visitors, etc.) who may be on the property at any single point in time. Where the building design incorporates risk reduction features the use may qualify for a bonus allowing up to 195 people per acre.

The project site is approximately six acres and provides a total of 246 parking spaces for the two buildings located on the site. Strike Zone Athletics proposes 15 parking spaces to meet its peak hours of operation. This represents 6.1 percent of the total required parking spaces for the six acre site.

As previously noted, the six acre site is bisected by two compatibility zones. It is assumed Zone B2 covers about ten percent of the six acre site and Zone C1 covers the remaining ninety percent. The permitted average intensity for Zone C1 is 75 people average per. This yields a maximum of 405 people for 5.4 acres (90 percent) of the project site. Strike Zone Athletics proposal would represent about 25 people of this maximum. The 25 people would be the maximum people permitted at Strike Zone Athletics at any time absent further demonstration that: (1) other portions of the six acre site do not use the permitted average intensity; or (2) whether the building design incorporates risk reduction features that may qualify the use for an intensity bonus.

Also, the term "athletes" is not defined in the Use Permit application. Athletes may include children. The term "children" is not specifically defined in the ALUCP, although Children's Schools is defined to mean Kindergarten through Grade 12. In general, the ALUCP gives special attention to protection of children. Land uses in which the majority of occupants are children are people who have reduced effective mobility or may be unable to respond effectively to emergency situations. Generally, uses that serve primarily children are prohibited in Zone C1.

The proposal is consistent with Airport Compatibility Plan safety provisions provided:

- (1) The maximum number of people permitted at the Training Center at any single point in time does not exceed 25 people; and***
- (2) Children under 18 years of age are not allowed to use the Training Center unless accompanied and/or supervised by an adult who is at least 18 years of age.***

3. Airspace Protection. Compatibility Zone C1 requires an airspace review by ALUC staff for any structure greater than 70 feet in height. No building elevations were provided, however, the existing buildings upon field review appear below any height concern for airspace protection.

The proposal is consistent with Airport Compatibility Plan airspace protection provisions.

4. Overflights. Overflight compatibility concerns encompass a combination of noise and safety issues. Overflight policies have the purpose of informing prospective occupants about airport proximity. The project site is located within the airport's general traffic pattern, where about 80 percent of aircraft overflights are estimated to occur. In Compatibility Zone C1 a deed notice shall be recorded for each parcel associated with any discretionary land use action reviewed by the ALUC.

The proposal is consistent with PCALUCP overflight provisions provided a deed notice is required.

**PLACER COUNTY
AIRPORT LAND USE COMMISSION**

General Note: the ALUC staff recommends that anyone intending to offer land for sale or lease with the airport's influence area to disclose this fact. California's Business and Professions Code (Section 11010) and Civil Code (Sections 1102.6, 1103.4, and 1353) specify required disclosure for certain actions. See www.leginfo.ca.gov/calaw (Find California Law).

Applicable ALUC Plan: Placer County Airport Land Use Compatibility Plan – October 25, 2000

Applicable ALUC Policy: ☐ Noise ☐ Safety ☐ Airspace Protection ☒ Overflight

☐ **Compatible**

☒ **Compatible subject to Conditions (see ALUC staff comments)**

☐ **Incompatible because of –**

☐ **Safety**

☐ **Noise**

☐ **Height**

☐ **Density/Intensity**

Reviewed by:

David Melko, Sr. Planner -- TEL: 530.823.4090

Date:

January 6, 2014

Copies:

City of Auburn, Will Wong

City of Auburn, Lance Lowe

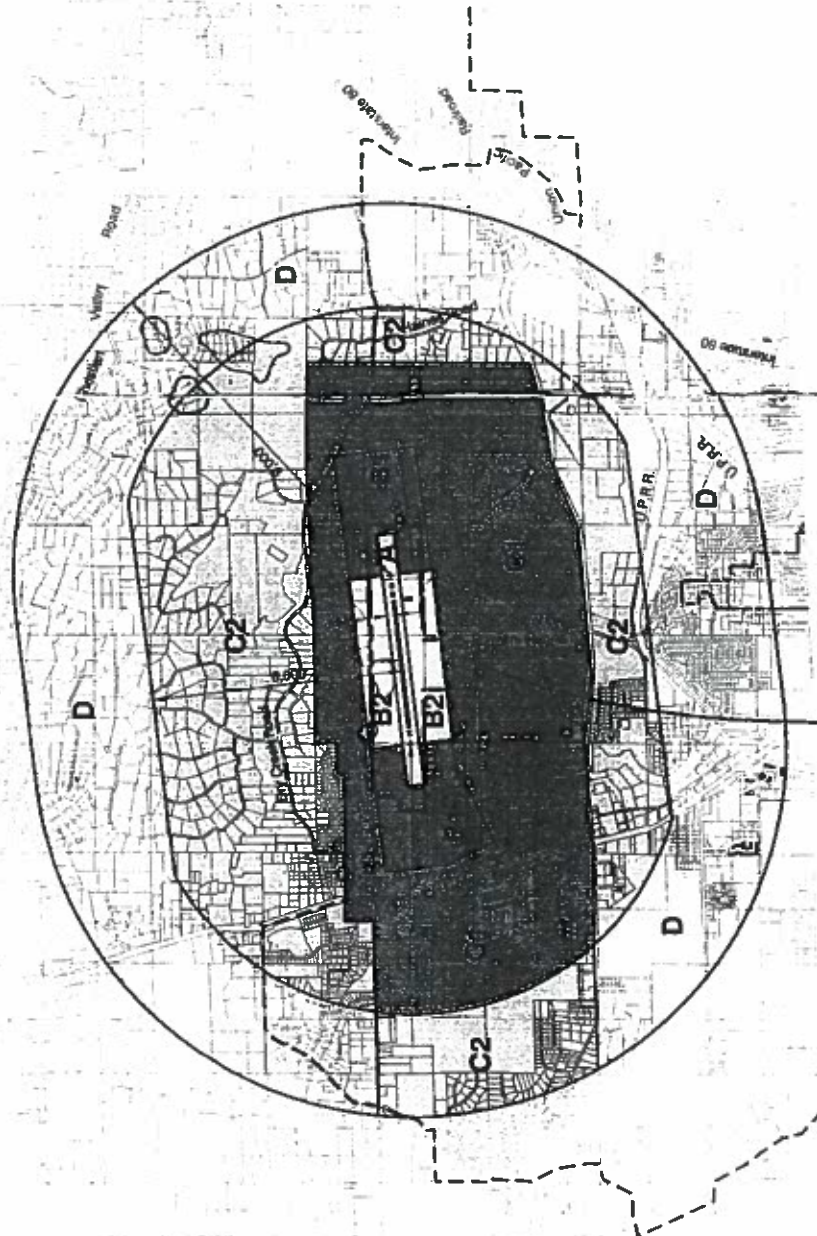
- Legend**
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
- Height Review Overlay Zone**
- Boundary Lines**
- Airport Property Line
 - Auburn City Limits
 - Auburn Sphere of Influence
- Note:** longitudinal dimensions measure from end of primary surface, 200' from ends of extended runway



Source: Shuff Moore Associates (October 25, 2002)

Figure 3A

Compatibility Map
Auburn Municipal Airport



Project Site



...ew looking west from New Airport Road



2 of 3

View looking northwest from New Airport Road



3 of 3

view looking southwest from site parking lot

EXHIBIT



PLANNING COMMISSION RESOLUTION NO. 13-20
STRIKE ZONE ATHLETICS (FILE UP 13-02)

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of January 21, 2014, to consider a request for a Use Permit from Strike Zone Athletics for the operation of a private baseball/softball training/instruction facility in the Airport Industrial Design Control District (AI-DC) located at 13395 New Airport Road (File UP 13-02).

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the January 21, 2014.
2. Site plan and project description submitted by the applicant.
3. Staff presentation at the public hearing held on January 21, 2014.
4. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
5. All related documents received and/or submitted at or prior to the public hearing.
6. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the foregoing evidence, the City of Auburn Planning Commission finds the following for the Use Permit (File UP 13-02):

1. The establishment, maintenance, and/or conduct of the use for which the use permit is sought will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in such neighborhood or have an adverse effect on the inherent residential character of the City.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission finds that the project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities) of the CEQA Guidelines.

Section 5. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission hereby approves a Use Permit (File UP 13-02) to operate a private baseball/softball training/instruction facility located at 13395 New Airport Road, subject to the following conditions:

A. USE PERMIT (FILE # UP 13-02)

1. This use permit is approved as described in the project description with such uses and structures, which are located as shown on the **Attachments 1-7** of the January 21, 2014 staff report. Minor modifications may be approved subject to review and approval by the Community Development Director. Any substantial revision to the use or any additions will require either an amendment to this Use Permit or a new Use Permit.

2. The approval date for this project is **January 21, 2014**. This project is approved for a period of two (2) years and shall expire on **January 21, 2016** unless the project has been effectuated or the applicant requests a time extension that is approved by the Auburn Planning Commission pursuant to the Municipal Code.
3. Strike Zone Athletes shall be operated as provided in the project description and shall be limited to 25 people at any one time.
4. Children under 18 years of age are not allowed to use the Training Center unless accompanied and/or supervised by an adult who is at least 18 years of age.
5. A sign permit shall be reviewed and approved by the Community Development Department for any proposed signage.
6. Prior to the issuance of a Business License, a sub-lease agreement shall be ratified by the City Council.
7. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this use permit, or the activities conducted pursuant to this use permit. Accordingly, to the fullest extent permitted by law, the applicant shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this use permit, or the activities conducted pursuant to this use permit. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

B. BUILDING DEPARTMENT

1. All buildings shall comply with egress, access and all other code requirements per the current editions of the California Codes.
2. Prior to construction, the applicant shall obtain the requisite building, plumbing, mechanical and electrical permits from the Building Division.

C. PLACER COUNTY

1. Prior to the issuance of a Certificate of Occupancy, the applicant shall obtain the requisite permits from the Placer County Environmental Engineering and Health Department(s).

D. PUBLIC WORKS DEPARTMENT CONDITIONS:

1. Prior to any work within the City right-of-way, an encroachment permit shall be obtained from the City of Auburn Public Works Department.

Streets:

2. The applicant shall be responsible for repairing any damage to the existing City roadways sustained as a result of the construction activities associated with this project.

Storm Drainage:

3. The applicant shall use Best Management Practices (BMP's) for the capture of oil and petroleum products from the parking areas. These BMP's shall be subject to Public Works Department approval.

General:

4. All improvements shall be designed and constructed to current City of Auburn Standards.
5. The developer shall require construction contractors and subcontractors to reduce construction waste by source separating construction materials onsite for recycling or require that all construction debris be delivered to the Placer County Western Regional Materials Recovery Facility where recyclable material will be removed.

E. FIRE DEPARTMENT

1. The project shall comply with the standards of and pay all required Placer County Fire Department fees.

Section 6. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby finds the project exempt from CEQA and approves the Use Permit to conduct a private baseball/softball training/instruction facility at 13395 New Airport Road (File UP 13-02), subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED this 21st day of January, 2014.

Chair, Planning Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department



CITY OF AUBURN

Planning Commission – Staff Report

Meeting Date: January 21, 2014

Prepared by: Reg Murray, Senior Planner

**ITEM NO.
V-B**

ITEM V-B: GENERAL PLAN AMENDMENT - 2013 HOUSING ELEMENT UPDATE.

REQUEST: The City of Auburn is proposing a General Plan Amendment to update the Housing Element of the Auburn General Plan pursuant to State law. The 2013 Housing Element Update is a statement by the City of Auburn of its current and future housing needs and will establish the goals, policies, and programs that address those identified housing needs.

RECOMMENDED MOTION:

Move to adopt Planning Commission **Resolution 14-01** (Exhibit A) recommending that the Auburn City Council adopt the Initial Study and Negative Declaration (Exhibit B) prepared for this project in accordance with the California Environmental Quality Act (CEQA), and certify the attached 2013 Housing Element Update (Exhibit C) as presented (or as modified).

BACKGROUND AND ANALYSIS:

The General Plan for the City of Auburn serves as a guide for the City's long-term physical development. The General Plan includes several mandated elements, or chapters, such as the Land Use Element and the Housing Element. The Housing Element identifies the City's current and future housing needs and the proposed actions to provide the housing to meet those needs at all income levels.

The State requires that jurisdictions update their Housing Element on a regular basis. The previous update of the Auburn Housing Element was in 2008 and was valid for five years through October 31, 2013. The current update being processed by the City will be valid for the 2013-2021 planning period. A General Plan Amendment is required to update the Housing Element of the City's General Plan.

The 2013 Housing Element Update (Exhibit C; provided to the Commission previously) was prepared by the City's housing consultant, Pacific Municipal Consultants (PMC). The Update has been prepared to meet the requirements of State law (Sections 65580–65589 of the California Government Code) and includes, but is not limited to, the following:

- An evaluation of the City's achievements under the policies and implementation programs included in the 2008 Housing Element update.

- Comprehensive documentation establishing the basis for the City's findings in the draft Housing Element. This information, provided as a series of Appendices, includes:
 - An assessment of housing needs of lower income households;
 - An assessment of special housing needs in the City (e.g. disabled, seniors);
 - The establishment of quantifiable housing objectives;
 - An analysis of constraints on the provision of housing;
 - The establishment of quantified housing objectives by income category;
 - An inventory of sites available for residential development;
 - An analysis of employment and housing trends;
 - Development of a housing construction goals by income category;
 - Housing in need of replacement or rehabilitation; and,
 - Identification of assisted housing units which are at risk of converting to market rents.
- The goals, policies, and implementation programs proposed for adoption as part of the 2013-2021 Auburn Housing Element. Based on the information provided in the Appendices, this section identifies those programs that are most appropriate for the City of Auburn based on the information provided in the Appendices as well as those required by State law.

Upon completion of the draft, staff submitted the Public Review Draft to the California Department of Housing and Community Development (HCD) for their review in October, 2013. HCD's review is required to insure compliance with the statutory requirements of State housing element law. On December 18, 2013, HCD found the 2013 Housing Element Update to be in compliance with State housing element law and issued their approval (see Attachment 1).

The City must now review and adopt the 2013 Housing Element. The Housing Element will first be reviewed by the Planning Commission, and any comments from the Commission will be forwarded to the Auburn City Council for their consideration. The City Council is tentatively scheduled to consider the Housing Element on February 10, 2014. Following adoption by City Council, the Housing Element will be submitted to HCD for certification.

Due to the hearing schedule associated with the homeless shelter ordinance, the City was not able to adopt its housing element by the original State deadline of October 31, 2013. As such, the City's housing element is currently out of compliance. The City does have an additional 120-day time period from the original deadline (i.e. to February 28, 2014), in order to adopt its housing element. If the City does not certify its housing element by the February 28th deadline, then the City will be required to update its housing element every four years instead of the regular eight-year cycle.

Disadvantaged Communities Review - Senate Bill (SB) 244

In 2011, the State adopted Senate Bill (SB) 244, a law addressing disadvantaged unincorporated communities (DUC). Among its various provisions, local governments are required, on or before the next adoption of its Housing Element, to review and update the Land Use element of the General Plan to address unincorporated island, fringe, or legacy communities inside or near its

boundaries. The law did note, however, that jurisdictions are not required to provide the update if: 1) the communities are not present; or 2) if present, the communities are not defined as disadvantaged communities.

The City's housing consultant, PMC, prepared the DUC analysis as required by SB 244 (see Attachment 2). The analysis shows that while there are three areas that meet the qualifications of a DUC based on median household income criteria, they do not meet the other criteria necessary to satisfy the requirements of SB 244. Accordingly, the City is not required to amend its Land Use element to address disadvantaged unincorporated areas. The resolution prepared for this General Plan Amendment includes a finding documenting this issue (Exhibit A).

ENVIRONMENTAL SUMMARY:

The Auburn Community Development Department prepared an Initial Study and Negative Declaration for public review (Exhibit B) in accordance with the California Environmental Quality Act (CEQA). A copy of the Negative Declaration was posted for public review starting January 10, 2014.

ATTACHMENTS

1. HCD Approval Letter dated December 18, 2013
2. Senate Bill (SB) 244 Analysis Memo

EXHIBITS

- A. Resolution 14-01
- B. Initial Study & Negative Declaration – 2013 Housing Element Update
- C. City of Auburn 2013 Housing Element

p:\General Plan\Housing Element\Housing Element Update 2013\Staff Reports\PC Staff Report 1-21-14

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

**ATTACHMENT 1**

December 18, 2013

Mr. Wilfred Wong, Director
Community Development Department
City of Auburn
1225 Lincoln Way, Room 3
Auburn, CA 95603

Dear Mr. Wong:

RE: Review of the City of Auburn's 5th Cycle (2013-2021) Draft Housing Element

Thank you for submitting the City of Auburn's draft housing element update received for review on October 21, 2013 along with revisions received on November 4, 2013 and December 17 and 18, 2013. Pursuant to Government Code Section 65585(b), the Department is reporting the results of its review. Various communications with your consultants Ms. Jennifer Gastelum and Ms. Cynthia Walsh of PMC facilitated the review.

The draft housing element meets the statutory requirements of State housing element law. The element will comply with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

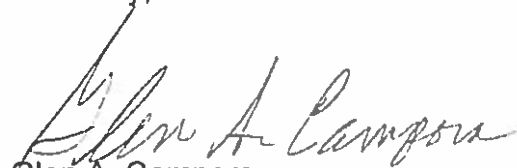
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of October 31, 2013 for SACOG localities. If adopted after this date, the City of Auburn will be required to revise the housing element every four years until adopting at least two consecutive revisions by the statutory deadline (Government Code Section 65588(e)(4)). For more information on housing element adoption requirements, please visit: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

The Department is pleased to inform the City that 4th cycle housing element compliance meets one of the threshold requirements of the Housing Related Parks (HRP) Program which rewards local governments for approving housing affordable to lower-income households. The HRP Program, funded by Proposition 1C, provides grant funds to eligible local governments for every qualifying unit permitted since 2010. Grant awards can be used to fund park-related capital asset projects. The HRP Program 2013 Notice of Funding Availability (NOFA), released October 2, 2013, announced the availability of \$25 million in grant funds to eligible applicants. Applications are due January 22, 2014. Further information about the HRP Program is available on the Department's website at <http://www.hcd.ca.gov/hpd/hrpp/>.

Mr. Wilfred Wong, Director
Page 2

The Department appreciates Auburn's efforts and cooperation in preparation of the housing element and looks forward to receiving the adopted housing element. If you have any questions or need additional technical assistance, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,

A handwritten signature in cursive script that reads "Glen A. Campora". The signature is written in dark ink and is positioned above the printed name and title.

Glen A. Campora
Assistant Deputy Director



MEMO

To: Mr. Reg Murray, Senior Planner
City of Auburn Community Development Department

From: Jennifer Gastelum

Date: January 6, 2014

Re: Senate Bill (SB) 244 Disadvantaged Community Analysis

Dear Mr. Murray,

PMC has completed the following analysis to satisfy the City of Auburn's SB 244 analysis to identify disadvantaged communities.

INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUCs) in city and county general plans and Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSRs) and annexation decisions.

For cities and counties, Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (Fringe Community and/or Island Community) that exists within the city's sphere of influence; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to identified communities. SB 244 defines a DUC as a place that meets all of the following criteria:

- Contains 10 or more dwelling units adjacent or in close proximity to one another where 12 or more registered voters reside (for the purpose of this analysis, close proximity is defined as a density greater than 1 unit per acre);
- Is either within a city sphere of influence (SOI) (also known as a Fringe Community), is an island within a city boundary (also known as an Island Community), or is geographically isolated and has existed for at least 50 years (also known as a Legacy Community) (Figure 1 graphically depicts these types of communities); and
- Has a median household income that is 80 percent or less than the statewide median household income (according to the United States Census Bureau, American Community Survey, the median household income for California in 2011 [latest figures available] was \$57,287).

Based on communication with the Governor's Office of Planning and Research (OPR) (Christopher Calfee, OPR Senior Counsel, 11/20/12), if a local jurisdiction completes the SB 244 analysis and does not identify any unincorporated disadvantaged communities, it can prepare a report documenting these findings and present the findings in a public hearing before decision-makers so that the information is included in the public record. This process would result in the local jurisdiction meeting the intent of SB 244 and therefore not require an update to their general plan land use element.

ANALYSIS OF CITY OF AUBURN DISADVANTAGED UNINCORPORATED COMMUNITIES

An analysis to identify DUCs within the City of Auburn (City) SOI was conducted in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory – Public Review Draft (OPR, 9/28/2012), the City of Auburn General Plan Land Use Diagram (November 1993), the City of Auburn Sphere of Influence boundary map (Placer County Geographic Information System Data Clearinghouse, updated 7/2/2012), and documentation from local jurisdictions, agencies, and special districts. Based on available resources, three areas within the City of Auburn's SOI were identified as earning 80 percent or less of the statewide median household income. These areas are depicted in Figure 2.

Disadvantaged Unincorporated Communities (DUCs)

The City of Auburn's General Plan Land Use Diagram was reviewed to identify land use designations within the three areas of the City's SOI. These three areas, further discussed below, meet the qualifications of a DUC based on median household income criteria, but do not meet all the other criteria necessary to be considered DUCs for the purposes of SB 244. Residential land uses within these areas are as follows:

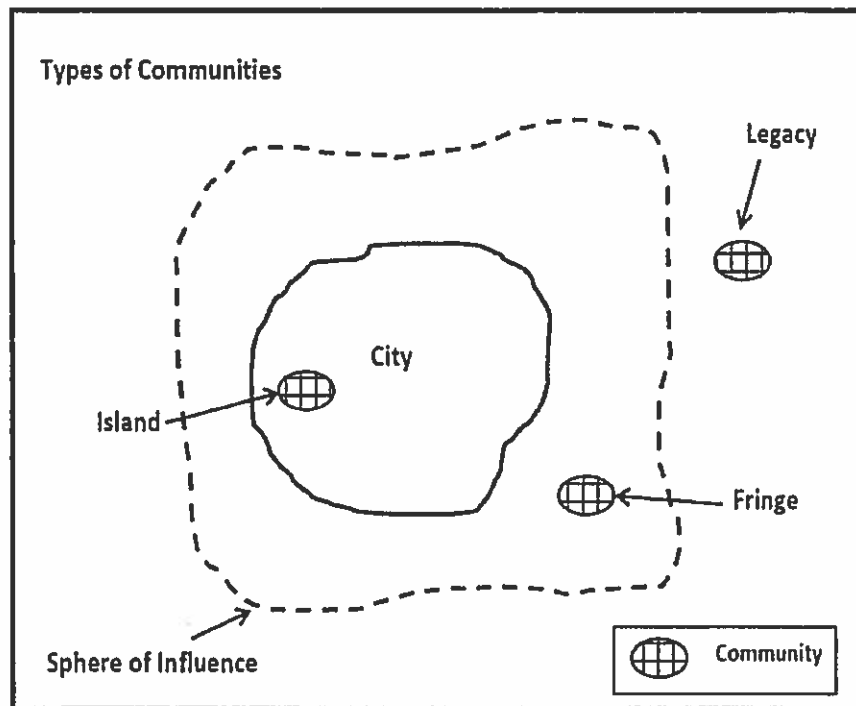
Area One: Rural Density Residential (RDR) – 0.05 to 0.5 units per acre

Existing residential land uses located within Area One are consistent with the City's General Plan Land Use Diagram and contain single-family homes on large rural parcels. Homesites in this area are relatively limited and are separated by large areas of rural land.

Area Two: Low Density Residential (LDR) – 1.0 unit per acre maximum
Urban Low Density Residential (ULDR) – 2.0 to 4.0 units per acre maximum
Medium Density Residential (MDR) – 10.0 units per acre maximum

Existing residential land uses located within Area Two are consistent with the City's General Plan Land Use Diagram and contain single-family homes on larger parcels, traditional neighborhood subdivisions, and a variety of medium-density uses, including senior care facilities and several mobile home parks. This area of the City's SOI is well developed, especially along the west side of Highway 49 and the north side of Bell Road.

Area Three: Low Medium Density Residential (LMDR) – 1.0 unit per acre maximum
Urban Low Density Residential (ULDR) – 2.0 to 4.0 units per acre maximum
Medium Density Residential (MDR) – 10.0 units per acre maximum
High Density Residential (HDR) – 5.0 to 15.0 units per acre maximum



Source: Office of Planning and Research, Technical Advisory – Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities Public Draft Review, 9/28/12

Not to Scale

Figure 1
City of Auburn Housing Element Update
SB 244 Analysis

PMC

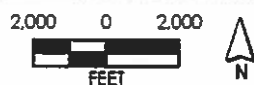
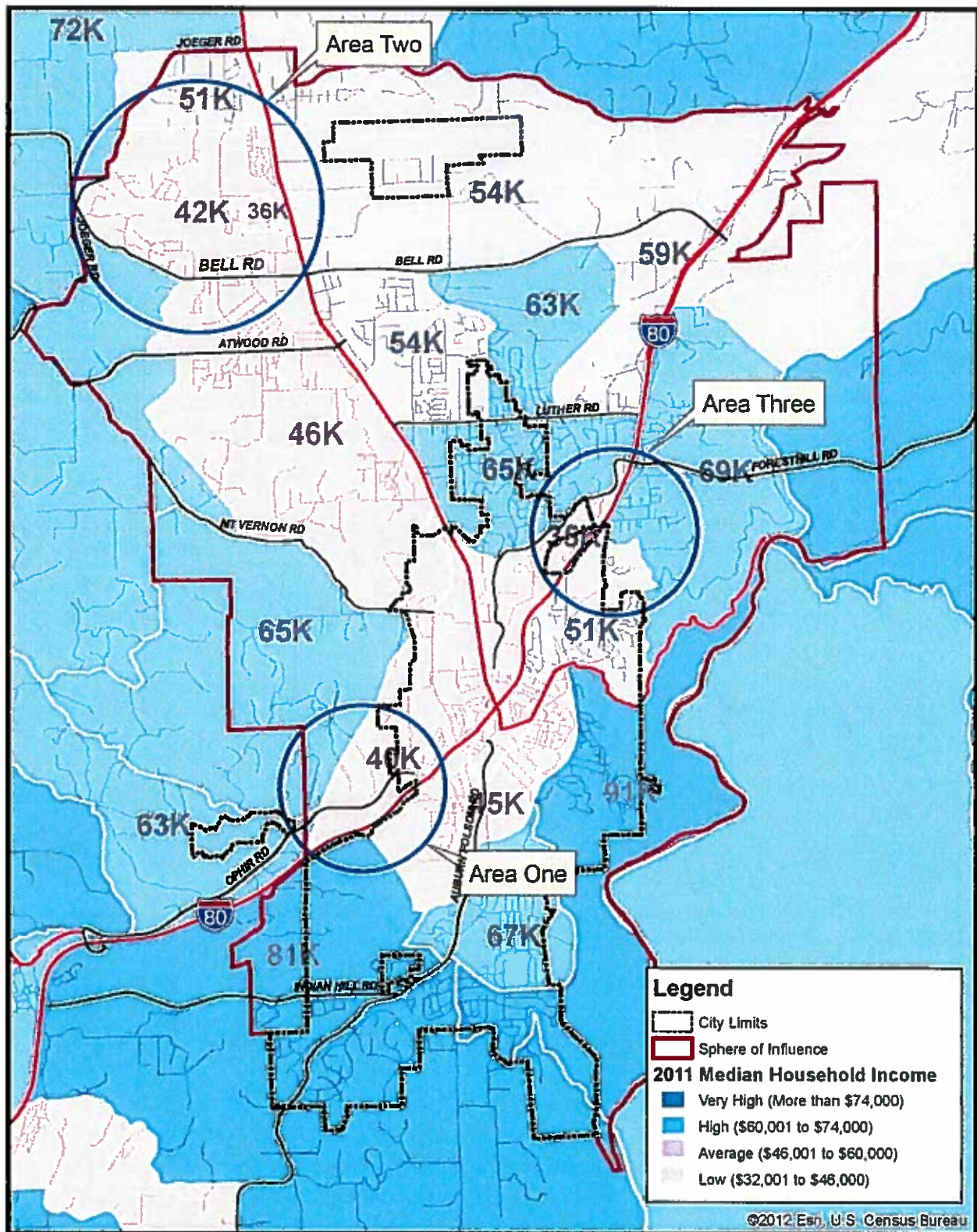


Figure 2
City of Auburn Housing Element Update
SB 244 Analysis

Existing residential land uses located within Area Three are consistent with the City's General Plan Land Use Diagram and include a pocket of low-density single-family homes on the west side of Interstate 80 and a variety of high-density, medium-density, and low-density residential uses on the east side of Interstate 80. This area contains a high-density housing project, a traditional neighborhood subdivision, and single-family homes on larger parcels.

Municipal Infrastructure and Services Review

An assessment of the city's and surrounding area's physical infrastructure was conducted to analyze the service needs or deficiencies for the three areas identified in the City's SOI and shown on Figure 2 as earning 80 percent or less of the statewide median household income. The analysis included review of available infrastructure plans and consultation with affected public utility purveyors, public agencies, and special districts to determine the location of existing infrastructure. In addition, an assessment was conducted of the capacity and availability of physical infrastructure necessary to support the existing and proposed land uses in the three areas.

Water

The Placer County Water Agency (PCWA) was created in 1957 and is the primary water agency for Placer County, including portions of the City of Auburn's SOI. The PCWA carries out a broad range of responsibilities, including water resource planning and management, retail and wholesale supply of irrigation and drinking water, and production of hydroelectric energy. Based on review of pressure zone maps provided by the PCWA (Richard Wirth, Assistant Engineer), PCWA has existing 4-inch, 6-inch, 8-inch, and 10-inch water lines located within and serving Area Three of this analysis. The existing water lines are part of the PCWA's Lincoln Way and Electric Street Pressure Zones as depicted on the PCWA's Drawing No. 39-C (Lincoln Way Area Pressure Zone Map). Therefore, Area Three is adequately served by physical water infrastructure facilities.

The Nevada Irrigation District (NID) was formed in 1921 and is an independent special district operated by and for the people who own land within its 287,000-acre boundaries. NID is organized primarily to supply water for irrigation, municipal, domestic, and industrial purposes. NID water is available in wide areas of Nevada and Placer counties, including the North Auburn area. Based on review of NID's North Auburn Master Plan (NAMP) 2000 Update, NID has existing 4-inch, 6-inch, 8-inch, and 10-inch water lines located within and serving Area Two of this analysis. NID also has plans to install additional 10-inch and 14-inch water lines in this area as described in the NAMP 2000 Update. In addition, NID's North Auburn system is intertied with the PCWA system, including one location at Highway 49 and Bell Road. This intertie can supply water in either direction and improves the flexibility and reliability of both water systems. Therefore, Area Two is adequately served by physical water infrastructure facilities.

Placer County regulates the application and installation of all private and public water wells in the county. The domestic water well program derives its regulatory authority from the Placer County Water Well Construction Ordinance (effective July 1990). The purpose of the ordinance is to protect the health, safety, and general welfare of the people of Placer County by ensuring that the ground waters of the county will not be polluted or contaminated. Area One of this analysis is currently served by private domestic water wells. As stated in the ordinance, no person shall commence construction of a single-family residential building on private property until water adequate for domestic use is provided on the property from a well constructed in compliance with this ordinance. Therefore, Area One of this analysis provides adequate availability of domestic water from existing wells located on properties within Area One.

Wastewater

The Placer County Department of Facility Services operates and maintains sanitary sewer systems within Placer County, including the unincorporated portions of North Auburn. Sewer Maintenance District I (SMD I) was formed by the County and in 1961 began maintenance and operation of the wastewater collection system within the SMD I boundaries and a treatment plant located on Joeger Road. All existing structures within SMD I and within established criteria were required to connect to the wastewater facilities, along with new development including residential uses. Over time, the SMD I wastewater system has expanded to serve new development as it has progressed and has annexed land requiring this service into SMD I.

For the areas outside of the city limits and within the SOI that are not served by SMD I, residential uses are connected to on-site sewage disposal systems (septic systems) that are administered and maintained by Placer County's On-Site Sewage Disposal Program. This program deals with the permitting and inspection of on-site septic systems in the county and involves soils testing to determine the type of on-site sewage disposal system required based on soil conditions. Currently, three types of systems are utilized in Placer County. The decision as to which type of system is to be used depends on the soil conditions in the area of a particular parcel. The three main types of septic systems are standard septic system (gravity flow system), low pressure dose system, and sand filter system.

Based on personal communication with Janelle Heinzler, PE (Associate Civil Engineer, Placer County Facility Services, Environmental Engineering), personal communication with Megan Siren (City of Auburn Public Works Department), and review of SMD I facility maps, wastewater facilities (e.g., gravity mains, force mains, lift stations) are provided to a portion of residential users within Area One and Area Two of this analysis. Both the City of Auburn and Placer County are providing service to these areas and they are currently adequately served. The City also provides a few residents along Ophir Road in Area One with sewer service, though most of this area's residents are on septic systems. Residential users not served by physical sanitary sewer infrastructure in Area Three are on private septic systems. Therefore, adequate sewer service is provided to residents within the three areas of this analysis.

Stormwater Drainage

Storm drainage facilities are administered by the Placer County Flood Control & Water Conservation District. The district was established in 1984 and was created in response to the mutual recognition by the County and incorporated cities within the county that an agency which transcended political boundaries could better address flood control and drainage issues. The district's primary mission is to protect lives and property from the effects of flooding through comprehensive, integrated planning, consistent standards, management programs, and capital improvements. The district uses consistent standards to evaluate flood risk, implements flood control measures such as requiring new development to construct detention basins, and operates and manages a flood warning system. District responsibilities include:

- Implement regional flood control projects
- Develop and implement master plans for selected watersheds in the county
- Provide technical support and information on flood control for the city, the county, and the development community
- Operate and maintain the county flood warning system
- Review proposed development projects to ensure they meet district standards
- Develop hydrologic and hydraulic models for county watersheds
- Provide technical support for Office of Emergency Services activities

Based on information provided by the County (Sean Lusk, Placer County Public Works), the County maintains existing storm drainage features in Areas Two and Three of this analysis. Area One of this analysis does not have any existing physical drainage infrastructure, as stormwater drainage is managed through existing aboveground swales and drainage features. The Federal Emergency Management Agency (FEMA) has not identified the three areas of this analysis as being located in an area subject to 100-year flood hazard.

Structural Fire Protection

The City of Auburn Fire Department (AFD) provides fire protection to the city and surrounding areas, and operates out three locations within the city. The three locations include:

- Station #1: Martin Park Fire Station – 485 High Street
- Station #2: Gietzen Station – 226 Sacramento Street
- Station #3: Maidu Station – 901 Auburn Folsom Road

The AFD is also a participant in the Western Placer County Cooperative Fire Service Response Agreement, which identifies automatic and mutual aid response plans between fire agencies in western Placer County. Through this agreement executed in May 2006 and an Operational Plan implemented in March 2009, participating agencies dispatch fire and emergency response resources to an emergency incident based on the closest available resources regardless of political jurisdiction or boundaries and in concert with the approved Operation Plan. Agencies participating in the agreement and the Operational Plan along with AFD include the following:

- Alta Fire Protection District
- California Department of Forestry and Fire Protection (CAL FIRE)
- Foresthill Fire Protection District
- Loomis Fire Protection District
- Newcastle Fire Protection District
- Penryn Fire Protection District
- Placer County Fire Department
- Placer Hills Fire Protection District
- City of Colfax Fire Department
- City of Lincoln Fire Department
- City of Rocklin Fire Department
- City of Roseville Fire Department

In addition, the City has a contract with CAL FIRE for additional resources, primarily in the urban wildfire interface areas within and around the city.

Based on personal communication with Mark D'Ambrogi (City of Auburn Fire Chief), the AFD and other agencies participating in the agreement and the Operation Plan identified above provide comprehensive structural fire protection needs to the areas surrounding the current city boundaries within the City of Auburn's SOL.

Future Annexations Considered

The City of Auburn Community Development Department was consulted to determine whether or not the City or any local development companies were considering annexing territory within the City's Sphere of Influence into the city limits. Based on a correspondence from the City dated September 25, 2012, neither the City nor any local developers were pursuing annexation of territory into the city at that time.

Conclusion

Based on the information contained in this analysis, while there were three areas identified that met the qualifications of a DUC based on median household income criteria, they did not meet all the other criteria necessary to qualify as a DUC for the purposes of SB 244.

In addition, extension of services is not required to Areas One, Two, and Three because adequate services exist or are already provided to residents within these areas. No additional analysis of financing alternatives is necessary at this time.

LIST OF REFERENCES AND AGENCIES CONSULTED

Census Bureau (ACS)
Placer County GIS Data Clearinghouse
Auburn General Plan Land Use Diagram
Placer County Department of Facility Services
Placer County Flood Control & Water Conservation District
Placer County Department of Public Works
Placer County Department of Engineering and Surveying
Placer County Department of Environmental Engineering
Placer County Water Agency
Nevada Irrigation District
City of Auburn Public Works Department
City of Auburn Community Development Department
City of Auburn Fire Department
Office of Planning and Research

PLANNING COMMISSION RESOLUTION NO. 14-01

GENERAL PLAN AMENDMENT 2013 HOUSING ELEMENT UPDATE FILE# GPA 13-1

Section 1. The City of Auburn Planning Commission held a public hearing at its regular meeting of January 21, 2014, to consider a recommendation to the City Council to approve a General Plan Amendment for: 1) the 2013 Housing Element Update; and 2) SB 244 conformance.

Section 2. The City of Auburn Planning Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the January 21, 2014, meeting.
2. The 2013 Housing Element Update.
3. The Initial Study and Negative Declaration prepared for the 2013 Housing Element Update.
4. Staff presentation at the public hearing held on January 21, 2014.
5. Public comments, written and oral, received and/or submitted at or prior to the public hearing.
6. All related documents received and/or submitted at or prior to the public hearing.
7. The City of Auburn General Plan, Zoning Ordinance, and all other applicable regulations and codes.

Section 3. In view of all of the foregoing evidence, the City of Auburn Planning Commission finds the following:

1. The findings of fact for the Negative Declaration are:
 - a. Based on the record presented, including the initial study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment.
 - b. The Negative Declaration reflects the lead agency's independent judgment and analysis.
 - c. All documents and materials relating to the proceedings for the project are maintained in the City of Auburn Community Development Department; 1225 Lincoln Way, Room 3; Auburn, CA 95603.
2. The findings of fact for the analysis to identify disadvantaged communities required by Senate Bill (SB) 244:
 - a. The City prepared an analysis as required by SB 244 of unincorporated island, fringe, or legacy communities inside or near its borders.

- b. The analysis to identify disadvantaged unincorporated communities (DUC), found that while there are three areas which potentially meet the qualifications of a DUC (based on median household income), they do not meet all of the other criteria necessary to qualify as a DUC for the purposes of SB 244.
 - c. Since the analysis shows that there are no qualifying DUC's, the City is not required to update the Land Use element of the Auburn General Plan.
3. The findings of fact for the 2013 Housing Element are:
- a. The Housing Element is consistent and compatible with the other General Plan elements.
 - b. The Housing Element is in compliance with State law and the requirements of the California Department of Housing and Community Development.

Section 4. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Planning Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby recommends that the Auburn City Council: 1) adopt the Findings of Fact above; 2) adopt the Negative Declaration prepared for the 2013 Housing Element Update; and, 3) certify the 2013 Housing Element Update. The recommendations by the Planning Commission carried by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

PASSED AND RECOMMENDED this 21st day of January, 2014.

Chairman, Planning Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department



CITY OF AUBURN

Community Development Department

1225 LINCOLN WAY • AUBURN, CA 95603 • PHONE (530) 823-4211 • FAX (530) 885-5508

EXHIBIT B

NEGATIVE DECLARATION

Project: General Plan Amendment for the City of Auburn 2013–2021 Housing Element Update (File GPA 13-1)

Lead Agency: City of Auburn Community Development Department
1225 Lincoln Way, Auburn, CA 95603

Contact Person: Reg Murray, Senior Planner; (530) 823-4211, ext. 140

Description of Project: The 2013–2021 Housing Element update is a statement by the City of Auburn of its current and future housing needs. The purpose of the Housing Element is to establish goals, policies, and programs that address identified housing needs. The Housing Element has been prepared to meet the requirements of state law (Sections 65580–65589 of the California Government Code) and community objectives as stated in the General Plan Amendment. The Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

Project Location: The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, in Placer County, California.

Statement: A review of the project and project information by the Community Development Department indicates that this project WILL NOT have a significant adverse impact on the environment as detailed in the Initial Study.

Review Period: January 10, 2014 through January 30, 2014

Public Hearing Date: The Initial Study and Negative Declaration are scheduled to be considered by the Planning Commission on Tuesday, January 21, 2014 and by the City Council on Monday, February 10, 2014. Both hearings will start at 6:00 p.m. in the Auburn City Council Chambers, 1225 Lincoln Way, Auburn, California.

Document Availability: Copies of the Initial Study and Negative Declaration are available for review at, and comments can be submitted to, the Auburn Community Development Department, 1225 Lincoln Way, Room 3, Auburn CA 95603.

Reviewer: Reg Murray
Auburn Community Development Department

1/10/14
Date

NEGATIVE DECLARATION

CITY OF AUBURN GENERAL PLAN AMENDMENT 2013-2021 HOUSING ELEMENT UPDATE

**DOCUMENT SUBMITTED FOR PUBLIC REVIEW:
January 10, 2014**

COMMENTS MAY BE SENT TO:

**CITY OF AUBURN
COMMUNITY DEVELOPMENT DEPARTMENT
ATTN: REG MURRAY, SENIOR PLANNER
1225 LINCOLN WAY
AUBURN, CA 95603**

I. BACKGROUND

1. **Project Title:** City of Auburn 2013-2021 Housing Element Update
General Plan Amendment (GPA 13-1)
2. **Lead Agency Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
3. **Contact Person:** Reg Murray, Senior Planner
Phone: (530) 823-4211, ext. 140
4. **Project Location:** The City of Auburn is located in the southern portion of the Sacramento Valley, near the transition to the Sierra Nevada foothills, in Placer County, California.
5. **Project Sponsor's Name and Address:** City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
6. **General Plan/Zoning Designations:** The proposed General Plan Amendment would affect properties citywide with residential zoning designations, which allow residential development by right.
7. **Description of Project**

The proposed 2013–2021 Housing Element (Housing Element) is a statement by the City of Auburn of its current and future housing needs. The purpose of the proposed Housing Element is to establish goals, policies, and programs that address identified housing needs. The proposed Housing Element has been prepared to meet the requirements of state law (Sections 65580–65589 of the California Government Code) and community objectives as stated in the General Plan Amendment. The proposed Housing Element also addresses the needs of special population groups defined under state law (Section 65583 of the California Government Code), equal housing opportunity, housing rehabilitation, and housing subsidies for owners and renters.

Projected housing needs for the City of Auburn for this planning period were determined through the regional housing needs assessment (RHNA) process. The proposed Housing Element covers the period of 2013–2021, corresponding with the Sacramento Area Council of Government's (SACOG) 2013–2021 Regional Housing Needs Plan (RHNP) adopted by the SACOG Board of Directors on September 20, 2012. SACOG determined that Auburn has a housing need of 308 units for the planning period 2013–2021. The following table shows the City of Auburn's 2013–2021 planning period allocation by income level, as determined by the RHNA.

Regional Housing Needs Allocation (2006–2013)

Dwelling Units	Percentage of Total¹	Income Level
37	12%	Extremely Low Income
37	12%	Very Low Income
52	17%	Low Income
57	19%	Moderate Income
125	41%	Above Moderate Income
308	100%	Total

1. Percentages do not total 100 percent due to rounding.

Source: SACOG 2013–2021 Regional Housing Needs Plan.

The proposed Housing Element is a planning document that identifies where the housing allocation could be developed under existing land use designations and zoning. The proposed Housing Element does not propose physical development, nor does it require the City or others to construct housing. The Housing Element determines whether the City can accommodate its regional housing allocation assigned by SACOG under the RHNP and identifies current and projected housing needs for special needs groups. Through implementation of numerous policies and programs identified in the 2013–2021 Housing Element, the City can meet its RHNA and provide a variety of housing types that address the housing and supportive needs of special needs groups.

Future residential projects facilitated by programs and/or policies contained in the General Plan may have environmental impacts and those projects will be subject to project-specific environmental review. The City will evaluate specific projects based on their compliance with the General Plan, applicable Community Plans, the Zoning Ordinance, other ordinances, and the California Environmental Quality Act (CEQA). Compliance with the programs and policies of the Housing Element does not ensure entitlements or project approval.

The City's RHNA is 308 dwelling units. The Housing Needs Assessment in the proposed Housing Element shows a residential unit development capacity of 900 units on 338 acres of vacant residentially designated and zoned land, not including the capacity in the Baltimore Ravine Specific Plan area. The Baltimore Ravine Specific Plan includes 277 acres of residentially zoned land that can accommodate 725 housing units. Therefore, the City's current residential land vacant inventory can accommodate the City of Auburn's 2013–2021 planning period allocation of 308 units and no land use or zone changes will be required.

8. Surrounding Land Uses and Setting

This project is a General Plan Amendment that is citywide in application and includes the City of Auburn Planning Area (City of Auburn General Plan, 1993). The City is surrounded by Placer County and the community of North Auburn, that are subject to the Placer County General Plan.

9. Other Public Agencies Whose Approval Is Required

Although this project does not require other public agency approvals, the California Department of Housing and Community Development (HCD), per Section 65585 of the California Government Code, is required to review the document.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. (Note: None of the environmental factors would be potentially affected by this project; therefore, none have been checked.)

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agricultural Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation/Traffic
	Biological Resources		Mineral Resources		Utilities/Service Systems
	Cultural Resources		Noise		Mandatory Findings of Significance
	Geology/Soils		Population/Housing		

III. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	X
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	


Signature

1/10/14
Date

REG MURRAY, SENIOR PLANNER

IV. ENVIRONMENTAL EVALUATION ISSUES AND DISCUSSION

AESTHETICS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect on a scenic vista?				X
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?				X
3) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
4) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

Discussion – All items

The General Plan EIR addressed these impacts and Auburn's aesthetic resources. The City's Conservation and Open Space Element policies provide for the preservation of scenic resources. If residential projects are proposed that require substantial changes in General Plan land use designations or zoning, those projects will require a separate review for potential aesthetic impacts. There is adequate vacant land to meet the RHNA and the proposed Housing Element does not recommend any land use designation or zone changes. All future dwelling units will be subject to City standards and applicable design regulations (e.g., design guidelines from the Baltimore Ravine Specific Plan); therefore, there would be no anticipated impacts to the city's scenic resources as a result of this project.

AGRICULTURAL AND FOREST RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
3) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
4) Result in the loss of forest land or conversion of forestland to non-forest use?				X

5) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use, or conversion of forestland to non-forest use?				X
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Discussion – All items

The City's current inventory of vacant residential land can accommodate the City's RHNA. The proposed Housing Element does not require changes in existing land use designation or zoning on any land currently zoned for agriculture or forestry use. Therefore, the Housing Element update would not result in changes that would affect agriculture or forestry or result in changes on lands zoned for agricultural or forestry uses.

AIR QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict or obstruct implementation of the applicable air quality plan?				X
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
3) Result in a cumulatively considerable net increase of any criteria for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
4) Expose sensitive receptors to substantial pollutant concentrations?				X
5) Create objectionable odors affecting a substantial number of people?				X

Discussion – All items

The Housing Element update serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels. The Housing Element reports on the availability of land for residential development, but neither proposes any development, nor requires the City or others to construct housing. With an estimated housing capacity of over 1,600 units and an RHNA of 308 units, future housing development consistent with the proposed Housing Element is within the development assumptions already included in the General Plan and would therefore not exceed future population forecasts for ozone attainment plans.

BIOLOGICAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Have a substantial adverse effect, either directly or				X

through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?				
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				X
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
6) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion – All items

Potential biological resource impacts associated with development of housing units will vary on a project-by-project basis. The sites identified in the proposed Housing Element have already been assumed for residential development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and may also be subject to further environmental review at the time a development proposal is made. Any project-specific biological resource impacts will be assessed in accordance with state law and local policies. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on biological resources.

CULTURAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
2) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
3) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

4) Disturb any human remains, including those interred outside of formal cemeteries?				X
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Discussion – All items

Potential cultural resources impacts will be assessed on a project-by-project basis. The sites identified in the Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and may also be subject to further environmental review at the time a development proposal is made. Any project-specific cultural resource impacts will be assessed in accordance with state law and local policies. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on cultural resources.

GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
2) Result in substantial soil erosion or the loss of topsoil?				X
3) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
4) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?				X
5) Have soils incapable of adequate supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Discussion – All items

As noted above, the proposed Housing Element does not propose the development of any housing. However, when development is proposed, it will be required to comply with existing regulations of the State of California and the City of Auburn, which govern the design-controllable aspects of building foundation support, protection from seismic ground motion, and soil or slope instability. These regulations require that project designs address potential adverse soils, geology, and seismicity effects

prior to construction. Compliance must be demonstrated by the project applicant to have been incorporated in the project's design before permits for project construction are issued. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in geology and soil impacts.

GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
2) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion – All items

The proposed Housing Element serves as a planning document establishing goals, policies, and objectives relative to the provision of housing needs for all income levels and identifies sites where existing zoning allows residential development, but it does not propose development of any residential uses. The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents. (e.g., the Baltimore Ravine Specific Plan) Consequently, the Housing Element would not directly or indirectly generate greenhouse gases. The updated Housing Element does not supersede existing City policies, standards, or codes. Future projects will be subject to City policies and environmental review regarding greenhouse gas emissions as required state law.

HAZARDS & HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?				X
5) For a project located within an airport land use plan or				X

where such a plant has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				
6) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
7) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
8) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion – All items

Generally, residential projects do not result in the storage, transport, use, or manufacture of substantial amounts of hazardous materials. The proposed Housing Element identifies sites where existing zoning allows residential development, but it does not propose development of any residential uses. The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents. (e.g., the Baltimore Ravine Specific Plan). Consequently, the Housing Element would not directly or indirectly result in exposure to hazards or hazardous materials. Any future projects will be required to comply with all applicable local and state regulations related to the use, transport, storage, and disposal of hazardous materials, airport land use plans, and fire codes. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in hazards impacts.

HYDROLOGY & WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Violate any water quality standards or waste discharge requirements?				X
2) Substantially deplete groundwater supplies or interfere substantially with ground water recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?				X
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
5) Create or contribute runoff water which would exceed				X

the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
6) Otherwise substantially degrade water quality?				X
7) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
10) Inundation by seiche, tsunami, or mudflow?				X

Discussion – All items

The proposed Housing Element identifies sites that have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan) and does not propose development of any residential uses. Consequently, the proposed Housing Element would not directly or indirectly affect water quality or result in exposure to hazards related to flooding. Future construction activities with ground disturbance on more than 1 acre are regulated by the City's National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity. Coverage under a General Construction Permit requires the preparation of a stormwater pollution prevention plan (SWPPP), which would include implementation of best management practices (BMPs) to reduce water quality effects. Future projects would also have to comply with the Stormwater Management and Control Ordinance of the City of Auburn (Auburn Municipal Code Chapter 53), which is intended to protect and enhance the water quality of watercourses and water bodies by reducing pollutants in stormwater discharges to the maximum extent practicable. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in hydrology and water quality impacts.

LAND USE AND PLANNING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Physically divide an established community?				X
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion – All items

The proposed Housing Element update provides policies and programs to address existing and future housing needs for all income levels. The proposed Housing Element does not change any land uses in the city or grant entitlements for any project. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not divide an established community or conflict with any applicable habitat conservation plan or natural community conservation plan.

MINERAL RESOURCES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
2) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Discussion – All items

Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in impacts on mineral resources.

NOISE – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
2) Expose persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
3) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
4) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?				X

6) For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?				X
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Discussion – All items

The City's Noise Ordinance (Chapter 93, City of Auburn Municipal Code) would apply to proposed projects to limit noise exposure to residents. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in noise impacts.

POPULATION AND HOUSING – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion – All items

The Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan has allocated 308 housing units to the City of Auburn. The city's vacant land would support more than 1,600 housing units. The development of any housing to conform to the goals or policies of the proposed Housing Element would be substantially less than the city's housing capacity and could occur on land currently designated and zoned for residential development. The proposed Housing Element provides policies and programs to facilitate the provision of the projected housing need for all income levels. The proposed Housing Element policies and programs are intended to encourage new housing consistent with the general plan and to preserve existing housing. None of the policies in the proposed Housing Element will result in the displacement of existing residents, as it addresses the conservation and maintenance of the city's existing housing stock. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in population and housing impacts.

PUBLIC SERVICES – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered				

governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts , in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?				X
ii) Police protection?				X
iii) Schools?				X
ix) Parks				X
x) Other public services?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of public services to the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in public services impacts.

RECREATION – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of recreation facilities for the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in recreation impacts.

TRANSPORTATION & TRAFFIC – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
2) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
5) Result in inadequate emergency access?				X
6) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans addressed potential improvements to the transportation system to accommodate future residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in transportation and traffic impacts.

UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
2) Require or result in the construction of new water or				X

wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
3) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand, in addition to the provider's existing commitments?				X
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
7) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion – All items

The sites identified in the proposed Housing Element have already been assumed for development in the General Plan or other planning documents (e.g., the Baltimore Ravine Specific Plan), and those plans also addressed the provision of public utilities to the residential uses. Because the proposed Housing Element only identifies sites where the existing land use designation and zoning allows residential development and does not propose development of any residential uses, the proposed Housing Element would not result in utility and service system impacts.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
3) Does the project have environmental effects which will cause substantial effects on human beings, either directly or indirectly?				X

Discussion – All items

The proposed Housing Element will not result in any new impacts beyond those evaluated in the General Plan EIR. The proposed Housing Element is a planning document and does not provide entitlements for any project. Impacts resulting from residential development identified in the proposed Housing Element have been evaluated as part of the City of Auburn 1993 General Plan EIR and applicable specific plan EIRs. All projects undertaken in the course of implementing the policies and programs contained in the 2013–2021 City of Auburn Housing Element have already undergone environmental review or, in the case of sites where there has been programmatic environmental review, will require separate environmental review in accordance with the CEQA Guidelines.

V. RESOURCES CONSULTED

City of Auburn General Plan (November 1993)
City of Auburn General Plan Final Environmental Impact Report (August 1993)
City of Auburn Draft Housing Element (2013–2021)
City of Auburn Municipal Code (2013)
City of Auburn Housing Needs Assessment (2013)
Baltimore Ravine Specific Plan (2011)
Baltimore Ravine Specific Plan Environmental Impact Report (2011)

Note: All documents cited can be obtained at:

City of Auburn
Community Development Department
1225 Lincoln Way
Auburn, CA 95603
Monday through Friday 8 AM to 5 PM

EXHIBIT C

2013 AUBURN HOUSING ELEMENT

AVAILABLE FOR REVIEW:

AUBURN COMMUNITY DEVELOPMENT DEPARTMENT
1225 LINCOLN WAY, ROOM 3
AUBURN, CA 95603

Online: <http://www.auburn.ca.gov/Housing%20Element.html>

For questions or additional information, please contact:

Reg Murray
Senior Planner
(530) 823-4211 ext 140